



AGENDA
for the Planning Commission
of the Town of Palisade, Colorado
341 W. 7th Street (Palisade Civic Center)

May 17, 2022

5:30 pm Work Session

**Planning Commission will meet with Community Planning Strategies
to discuss the Project Management Strategy for the
Comprehensive Plan update**

6:00 pm Regular Meeting

<https://youtu.be/834o5cBcsVI>

- I. **WORK SESSION BEGINS AT 5:30 PM**
- II. **REGULAR MEETING CALLED TO ORDER AT 6:00 pm**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL**
- V. **AGENDA ADOPTION**
- VI. **ANNOUNCEMENTS / PRESENTATIONS**
 - A. **INTRODUCTION OF NEW AND RETURNING COMMISSIONERS**
 - B. **Update by the Town Manager on Town projects**
 - C. **Town Clean-Up Day is Saturday, May 21, 2022, from 8:00 am – 12:00 pm (or when the dumpsters fill) at Riverbend Park.**
 - D. **PUBLIC COMMENT REMINDER:**

All emails are to be sent to the Community Development Director at brusche@townofpalisade.org. Emails for public comment on a specific agenda item received prior to the day packets are published will be included with the staff report. Emails received after the packets are posted will be forwarded to the Planning Commission. Any member of the public who wishes to have a statement or email read into the Minutes is required to appear in-person at the meeting and make said statements to the Commission directly.
- VII. **APPROVAL OF MINUTES**
 - A. **Minutes from April 19, 2022, Regular Planning Commission Meeting**
- VIII. **PUBLIC COMMENT – For items not on the Public Hearing agenda**

Please keep comments to 3 minutes or less and state your name and address. Neither the Planning Commissioners nor staff will respond to comments at this time. The Commission may direct staff to look into specific comments to bring back as an Agenda item at a future meeting.

IX. PUBLIC HEARINGS

A. PRO 2022-09 – WINE COUNTRY VILLAGE CONCEPT PLAN

The Planning Commission will receive a presentation of a residential development concept plan on approximately 9.78 acres at 3734 G 4/10 Road (Parcel # 2937-081-00-111).

The Planning Commission shall review the application and forward its evaluation and any comments or concerns to the Board of Trustees for consideration.

1. Staff Presentation
2. Applicant Presentation
3. Public Comment (*Please limit comments to **three (3) minutes**, state your name and address*)
4. Commission Discussion
5. Applicant Closing Remarks
6. Commission Evaluation (*no vote will be taken*)

X. CONDITIONAL USE (CUP) UPDATES

XI. DISCUSS SCHEDULE OF UPCOMING MEETINGS

XII. ADJOURNMENT



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
April 19, 2022**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:00 pm by Chairman Riley Parker with Commissioners present: Stan Harbaugh, Charlotte Wheeler, Penny Prinster, Dave Hull. Commissioner Hamilton was absent. A quorum was declared. Also in attendance were Community Development Director Brian Rusche and Administrative Assistant Shelley Kopasz.

AGENDA ADOPTION

Motion #1 by Commissioner Prinster, seconded by Commissioner Wheeler to approve the agenda as presented.

A voice vote was requested.
Motion carried unanimously.

PUBLIC COMMENT

No public comment was offered.

CERTIFICATE OF APPRECIATION

Presented to Commissioner Stan Harbaugh for his service to the Planning Commission.

CERTIFICATE OF APPRECIATION

Presented to Commissioner Charlotte Wheeler for her service to the Planning Commission.

APPROVAL OF MINUTES

March 1, 2022 Palisade Planning Commission Minutes

Motion #2 by Commissioner Prinster, seconded by Commissioner Wheeler, to approve the March 1, 2022 Palisade Planning Commission Minutes as presented.

A voice vote was requested.
Motion carried unanimously.

COMPREHENSIVE PLAN UPDATE

Community Development Director, Brian Rusche updated us on the process of the Comprehensive Plan. He stated that there have been three responses to the Comprehensive Plan and has interviews scheduled for April 20, 2022. Mr. Rusche has indicated that he would recruit Commissioner Harbaugh and Commissioner Hull to assist in choosing the firm. After the interviews, one successful firm will be brought forward to the Board of Trustees meeting, scheduled on April 26, 2022, to formalize the contract. Mr. Rusche plans to dedicate the First and Third meetings of the month available for the Comprehensive Plan.

Brian explained that one of the first steps is meeting with the steering committee within the RFQ and has indicated that the Planning Commission will function as that committee.

Commissioner Prinster inquired about the existing projects with the Subway and the Happy Camper. Mr. Rusche elaborated that the Happy Camper is moving forward with the CUP and that Subway is finishing projects in Grand Junction and will soon follow.

Commissioner Hull expressed the need for training of the Planning Commissioners. Mr. Rusche agreed and feels that when a new Planning Commission Board is in place, training opportunities would ensue.

PLANNING COMMISSION VACANCY UPDATE

Interviews are scheduled for 5:30 p.m. May 10, 2022 at the Board of Trustees meeting.

ADJOURNMENT

Motion #3 by Commissioner Harbaugh, seconded by Commissioner Wheeler to adjourn the meeting at 6:21 pm.

A voice vote was requested.
Motion carried unanimously.

X

Riley Parker
Planning Commission Chairman

X

Shelley Kopasz
Administrative Assistant

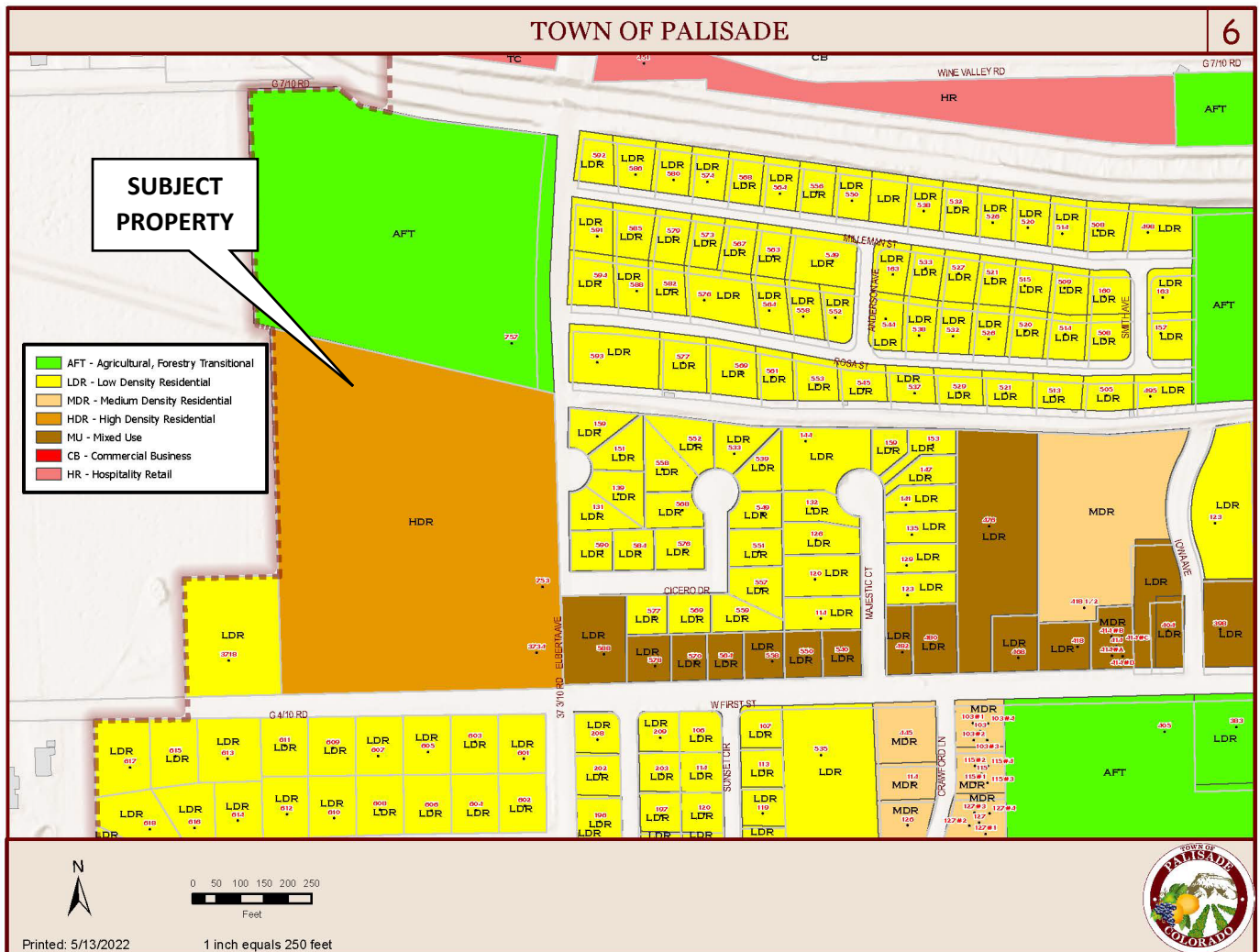
**PRO 2022-09, A PRESENTATION OF
A PROPOSED RESIDENTIAL DEVELOPMENT
CONCEPT PLAN AT 3734 G 4/10 ROAD (PARCEL # 2937-081-00-111)**

SUMMARY

The Town of Palisade received an application for a proposed residential development on approximately 9.78 acres at 3734 G 4/10 Road (Parcel # 2937-081-00-111). The applicant is Jim Cagle, represented by Kaart Planning and Landscape Architecture, and the property owner is the Bruce Lynn Herman and Renee Renay Herman Revocable Living Trust. The property is currently zoned High Density Residential (HDR).

The parcel is located at the northwest corner of 37 3/10 Road (Elberta Avenue) and G 4/10 Road (W. 1st Street). There is an existing peach orchard, along with agricultural buildings (including a fruit stand) and two (2) single family homes on the property. The property is bordered on the south and east by residential subdivisions (including a bed and breakfast) and on the west by a residence and orchard. To the north across Price Ditch is an orchard, agricultural buildings (including a fruit stand) and a residence also owned by the Herman Trust.

The property was annexed to the Town in September 1988 (Ord. 610) and was zoned R-3 (now known as High Density Residential) in February 1989 (Ord. 623). The HDR zone permits a variety of residential building types as well as some nonresidential uses (by conditional use permit). The maximum density is 11 dwelling units per acre. The proposed density of Wine Country Village is about 6.5 dwelling units/acre.



The concept, known as Wine Country Village, consists of sixty (60) single-family detached homes, with approximately 700-800 square feet of living space and having two bedrooms (2 bed) one (1) bath each. The homes are proposed to be built on-site on a foundation, to the International Residential Building Code. In addition, four (4) future single-family lots are shown along Elberta Avenue where an existing residence and the fruit stand currently exist.

The design of the village is based in part on a unique, long-term lease model that does not require the buyer to purchase the land. Access is shown from Elberta and 1st Street to satisfy fire department requirements. The applicant is proposing soft surface roads to reduce runoff and detention, significant open space but with a landscape designed to limit irrigation, and a perimeter fence with gated vehicle entries while supporting pedestrian circulation through the development. (See attached Letter of Intent)

The applicant proposes using a Planned Development zone to best achieve the reduced density, smaller home size, unique long-term lease model, and modifications to typical street design standards. The purpose of a Planned Development is to achieve greater flexibility than allowed by the strict application of the Land Development Code while providing greater benefit to the Town.



LAND DEVELOPMENT CODE (LDC)

Section 4.05.A – Major Subdivision – Concept Plan

The purpose of the concept plan is to allow the Planning Commission and the Board of Trustees to preview the proposed subdivision and offer an initial evaluation regarding the subdivision layout and design, public open space, public dedications, and public improvements.

Section 4.03.A – Planned Development Purpose:

The purpose of a Planned Development is to achieve greater flexibility than allowed by the strict application of this LDC while providing greater benefit to the Town.

Section 5.05.B – Planned Development Purpose:

The PD district provides for modification of the otherwise applicable dimensional requirements, in order to accomplish one (1) or more of the following purposes:

1. Promote innovative and creative design of residential and nonresidential areas;
2. Promote flexibility in the placement of structures so as to preserve and take advantage of the site's unique, natural resource or scenic features and to avoid or mitigate any hazardous area;
3. Encourage more efficient use of land and public streets, utilities and governmental services;
4. Preserve open space for the benefit of residents of developments and the community;
5. Achieve a compatible land use relationship with surrounding areas; or
6. Promote a greater variety in the type and design of buildings and thereby improving the character and quality of new development.

Section 7.01.A – Residential Use Standards – Single-Family Detached

Single-family detached shall meet the following standards:

1. The siding shall be wood, brick, stucco or stone or material which looks like wood, brick, block, stucco or stone;
2. Be attached to an excavated and backfilled, continuous concrete or concrete block perimeter foundation that complies with the Building Code;
3. Have a gable or hip type roof construction with at least Class C shingle or metal roofing material; and the roof slope must have a vertical rise of four (4) inches for every twelve (12) inches of horizontal run with a minimum eave projection and roof overhang of one (1) foot, which may include guttering. Roofs may be flat if the architecture is such that it reflects Santa Fe or Territorial style architecture;
4. Have a minimum of eight hundred (800) square feet of enclosed and heated living area per dwelling unit

NOTE: The proposed unit size is not considered a tiny home as Section 14.02 of the LDC defines **tiny home** as a single family detached dwelling less than four hundred (400) square feet in size.

PLANNING COMMISSION DIRECTION

Per Section 4.05.A.4.f of the LDC, the Planning Commission shall review the application and forward its evaluation and any comments or concerns to the Board of Trustees for consideration (originally advertised meeting date of May 24, 2022, has been postponed to a date uncertain).

ATTACHMENTS

1. Letter of Intent
2. Wine Country Village Concept Plan
3. Review comments received



Feb 25, 2022

Mr. Brian Rusche
Community Development Director
Town of Palisade
175 East 3rd Street
Palisade, Colorado 81526

RE: Letter of Intent/Major Subdivision - Concept Plan, Wine Country Village (3734 G 4/10 Road)

Dear Mr. Rusche,

This letter of Intent is regarding a Concept Plan Application for the site known as Wine Country Village located on the northwest corner of G 4/10 Road and 37 3/10 Road. The project property's legal description is attached to this submittal package. The parcel consists of approximately 9.78 acres and is zoned HDR.

This parcel currently exists as a peach orchard with two single family homes. Access to the site is currently provided off of 37 3/10 Road and G 4/10 Road (driveways). Surrounding land use includes another existing peach orchard to the north zoned AFT, single family residential zoned LDR & MU to the east, single family residential zoned LDR to the south, and agriculture/single family to the west zoned AFT/LDR.

Jim Cagle, (the Applicant) is requesting a unique residential community within the Town of Palisade. The application consists of (60) 700-800 sf single-family detached homes, and four 'future' single family lots along Elberta Avenue (37 3/10 Road). Each home will have 2 bedrooms and 1 bathroom.

Currently the allowed density is 11 dwelling units per acre, and this project is proposing 6-6.5 dwelling units per acre. We anticipate using a PUD Zone as the best means to achieve the change in density, the idea of soft surface roads to reduce runoff and detention, significant open space but with attention to limiting irrigation, zero lot line lots, smaller square footage than the standard 800 sf, a perimeter fence with gated vehicle entries, while supporting pedestrian circulation throughout and through the development.

Section 7.01 Residential Use Standards

The requirements for Single-Family Detached, Section 7.01-A, are shown below with the requested deviations, if any, from these requirements shown in *italicized font*.

A. Single-Family Detached

Single-family detached shall meet the following standards:

1. The siding shall be wood, brick, stucco or stone or material which looks like wood, brick, block, stucco or stone;

The siding of these homes will be wood, with metal roofs and have stone fire pits out front.

2. Be attached to an excavated and backfilled, continuous concrete or concrete block perimeter foundation that complies with the Building Code;

These homes will be built on a heated concrete slab that complies with the Building Code.

3. Have a gable or hip type roof construction with at least Class C shingle or metal roofing material; and the roof slope must have a vertical rise of four (4) inches for every twelve (12) inches of horizontal run with a minimum eave projection and roof overhang of one (1) foot, which may include guttering. Roofs may be flat if the architecture is such that it reflects Santa Fe or Territorial style architecture; and

These homes will have gable type roofs with metal roofing material.

4. Have a minimum of eight hundred (800) square feet of enclosed and heated living area per dwelling unit

The homes shown on the site plan are currently 670 sf. Ultimately the homes will be around 700-800 sf. The anticipated PUD will allow the homes to deviate from the standard 800 sf. There were also discussions with the planning department about the possibility of being able to go less than the standard 800 sf.

Benefits

Wine Country Village will be affordable due to the unique, long-term land lease model which allows it to sell the homes at cost, without requiring the buyer to purchase the expensive land, and to recover its investment and profit over the term of the land lease.

They are not modular homes or factory-built “tiny homes” on a wheeled chassis. They are traditionally constructed homes, built on-site, on a foundation, to the International Residential Building Code. The homes will have 700-800 square feet of living space with

a full-height second bedroom upstairs. They will have front and rear covered patios at ground level, plus a fire-pit and seating area in front of each home.

Summary

This is a unique project to Mesa County, and a great opportunity to showcase it in Palisade. This product is similar to the existing successful neighborhood in Silt Colorado that was shown in the link below which allows the decision makers in Palisade to get an actual feel for what Wine Country Village will be.

<https://www.riverruncolorado.com/faq/>

If you have any questions regarding this submittal. Please contact me by phone (970) 241-0745 or by email at ted.ciavonne@kaart.com

Sincerely,



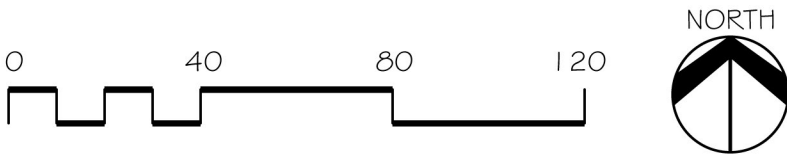
Ted Ciavonne PLA
Kaart Planning, LLC

Enclosures:

- Development Application
- Vicinity Map
- Existing Zoning Map
- Wine Country Village Graphic



(60) 2 bed 1 bath homes; 4 single family lots (density 6.8)



From: [Bret Guillory](#)
To: [Brian Rusche](#)
Cc: [Matt Lemon](#)
Subject: RE: REQUEST FOR COMMENTS - WINE COUNTRY VILLAGE CONCEPT PLAN
Date: Tuesday, May 10, 2022 5:08:46 PM

Brian,

Please see our initial comments below:

1. Utilities; water, sanitary sewer, storm sewer, shall be constructed in accordance with Town development standards, and shall be owned and operated by the Town of Palisade.
2. All utilities are to be located within public rights of way or deeded tract.
3. We recommend that a traffic study be provided to evaluate impacts to local streets / intersections.
4. Maintenance (Town) of the proposed soft surface roads is a concern. The proposed surface has impacts on not only maintenance of the road surface, but maintenance and protection of buried water and sanitary sewer utilities control and access points.
5. Tracking of soft surface road materials onto adjacent paved roadways is also a concern and will need to be addressed.

No further comments at this time.

Thank you, Bret

S. BRET GUILLORY, P.E.

Senior Project Manager

J-U-B ENGINEERS, Inc.

P.O. Box 1161, 305 S. Main, Palisade, CO 81526

e bguillory@jub.com w www.jub.com

p 970 208 8508 c 970 201 1341

From: Brian Rusche <brusche@townofpalisade.org>

Sent: Thursday, April 28, 2022 10:18 AM

To: Matt Lemon <mlemon@townofpalisade.org>; Bret Guillory <bguillory@jub.com>; darrell.bay@mesacounty.us; joshua.martinez@mesacounty.us; dan.crabtree.pe@gmail.com; tim.admin@gvdd.org; Killian - CDOT, Brian <brian.killian@state.co.us>; chris.johnson.5@centurylink.com; phil.onofrio@d51schools.org; michael.a.castro@xcelenergy.com; Jesse Stanford <jstanford@townofpalisade.org>; jwhite@cliftonfire.com; Joshua Worth <joshua.worth@mesacounty.us>; dhvoorhees@gmail.com; dafyddco@aol.com; sailsleland@earthlink.net; PIP & L <pipandl.opsmgr@gmail.com>; charlieg@sprynet.com

Subject: [EXTERNAL] REQUEST FOR COMMENTS - WINE COUNTRY VILLAGE CONCEPT PLAN

External Email - This Message originated from outside J-U-B ENGINEERS, Inc.

Attached please find submittal documents for the Wine Country Village Concept Plan, located at 3734 G 4/10 Road.

This is only a Concept Plan, so please keep review comments to a high level and/or provide information about your review process requirements.

This plan will be presented to the Planning Commission and Board of Trustees for feedback in May.

Please provide any comments by the close of business THURSDAY, MAY 12, 2022.

If you have any questions, please let me know.

Thanks in advance!

Brian Rusche
Community Development Director
Town of Palisade, CO
970-464-5602 x.6305
brusche@townofpalisade.org

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This email has been scanned for viruses and malware, and may have been automatically archived.



From: [Joshua Worth](#)
To: [Brian Rusche](#)
Subject: Re: REQUEST FOR COMMENTS - WINE COUNTRY VILLAGE CONCEPT PLAN
Date: Thursday, May 12, 2022 5:27:25 PM

Brian,

MC Stormwater Division has no comments or objections to the concept plan for Wine Country Village. This project is just outside of the stormwater urbanized area and will not require a MS4 Stormwater Permit. They will still need their CDPS State Permit and meet all state permit requirements.

Respectfully,

On Thu, Apr 28, 2022 at 10:20 AM Brian Rusche <brusche@townofpalisade.org> wrote:

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If you have any questions, please let me know.

Thanks in advance!

Brian Rusche

Community Development Director

Town of Palisade, CO

970-464-5602 x.6305

brusche@townofpalisade.org

|

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Josh Worth, CISEC

Mesa County Public Works- Engineering Department

Stormwater Inspector

joshua.worth@mesacounty.us

O: 970-255-5073

C: 970-712-6684



From: [Killian - CDOT, Brian](#)
To: [Brian Rusche](#)
Cc: [Kandis Aggen - CDOT](#)
Subject: Re: REQUEST FOR COMMENTS - WINE COUNTRY VILLAGE CONCEPT PLAN
Date: Wednesday, May 4, 2022 7:06:27 AM

Brian,

This development will need to see if it increases traffic volumes by 20% or more at the Elberta and Hwy 6 intersection. If it does, they will need to submit a traffic study and CDOT access permit application.

Thanks,

Brian Killian
Region 3 Access Program Manager
Traffic & Safety



P 970-683-6284 | C 970-210-1101 | F 970-683-6290
222 S. 6th St, Room 100 Grand Junction, CO 81501
brian.killian@state.co.us | www.codot.gov | www.cotrip.org

On Thu, Apr 28, 2022 at 10:24 AM Brian Rusche <brusche@townofpalisade.org> wrote:

Attached please find submittal documents for the Wine Country Village Concept Plan, located at 3734 G 4/10 Road.

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If you have any questions, please let me know.

Thanks in advance!

Brian Rusche

Community Development Director

Town of Palisade, CO

970-464-5602 x.6305

brusche@townofpalisade.org

From: [Joe White](#)
To: [Brian Rusche](#); [Matt Lemon](#); [Bret Guillory](#); [darrell.bay@mesacounty.us](#); [joshua.martinez@mesacounty.us](#); [dan.crabtree.pe@gmail.com](#); [tim.admin@gvdd.org](#); [Killian - CDOT, Brian](#); [chris.johnson.5@centurylink.com](#); [phil.onofrio@d51schools.org](#); [michael.a.castro@xcelenergy.com](#); [Jesse Stanford](#); [Joshua Worth](#); [dhvoorhees@gmail.com](#); [dafyddco@aol.com](#); [sailsieland@earthlink.net](#); [PIP &L](#); [charlieg@sprynet.com](#)
Subject: RE: REQUEST FOR COMMENTS - WINE COUNTRY VILLAGE CONCEPT PLAN
Date: Thursday, April 28, 2022 12:33:16 PM

Brian,

Due to the amount of homes, they will need to build to IFC and IBC 2018 regulations:

SECTION 503 - FIRE APPARATUS ACCESS ROADS

Appendix C Fire Hydrant Locations and Distribution- As well as a flow test for the hydrants.

SECTION 505 PREMISES IDENTIFICATION

SECTION 507 FIRE PROTECTION WATER SUPPLIES



Joe White
Deputy Fire Chief
Clifton Fire Protection District
3254 F Road/P.O. Box 386
Clifton, CO. 81520
Office: 970-434-5448
Cell: 970-640-6434
Fax: 970-434-5347
jwhite@cliftonfire.com

*** Clifton Fire Protection District Confidentiality Notice *** The information contained in this message may be privileged and confidential and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any other dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify me immediately by replying to the message and deleting it from your computer.

Thank you. *** Clifton Fire Protection District Confidentiality Notice ***

From: [Darrell Bay](#)
To: [Brian Rusche](#)
Subject: Re: REQUEST FOR COMMENTS - WINE COUNTRY VILLAGE CONCEPT PLAN
Date: Thursday, May 5, 2022 8:59:39 AM

Brian,

This project will be built under the IRC.

This will need to meet the state ADA requirements, all structures within 3' of the property line will be required to have 1 hour fire protection.

All items will be addressed during plan review.

Drainage Plan, TOF Tabulation Sheet and Soil Report must be brought to our office.

Thanks

Darrell Bay

Building Official

970-244-1651

On Thu, Apr 28, 2022 at 10:20 AM Brian Rusche <brusche@townofpalisade.org> wrote:

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If you have any questions, please let me know.

Thanks in advance!

Brian Rusche

Community Development Director

Town of Palisade, CO

970-464-5602 x.6305

brusche@townofpalisade.org

From: [Scott Godfrey](#)
To: [Brian Rusche](#)
Subject: REQUEST FOR COMMENTS - WINE COUNTRY VILLAGE CONCEPT PLAN
Date: Friday, April 29, 2022 1:11:15 PM

Brian

We have reviewed the concept plans. We have a drain that runs along the northern par of the property currently.

GVDD will abandon the drain if the landowner so desires. If the landowner does not request that we abandon the drain, then we will require an easement, 15ft on both sides of the drain.

Our offices will draft the necessary agreement depending on the route the landowner chooses.

Note that if the landowner decides to grant us an easement, the drain can only be used for irrigation return flow and seep collection. If the drain is abandoned, since it connects to an active line in 37-3/10 Rd, the drain cannot be used for MS4 conveyance.

Best Regards

Scott Godfrey, E.I.

GIS Analyst

(970) 242-4343 Ext 1008

segodfrey.survey@gvdd.org

<http://thedrainagedistrict.org/>

From: [Daniel Crabtree](#)
To: [Brian Rusche](#)
Cc: [Dan Crabtree](#)
Subject: Re: REQUEST FOR COMMENTS - WINE COUNTRY VILLAGE CONCEPT PLAN
Date: Friday, April 29, 2022 11:25:21 AM

Brian,

Palisade Irrigation District has the following comments:

Water is delivered to the current parcel in the northeast corner of the property from the Price Ditch.

The District does not provide new “taps” or deliveries.

The Developer will be responsible for delivering irrigation water to the subdivided lots and common areas from this location.

Each subdivided lot up to 1 acre in size, will be assessed a minimum of \$75 which will be collected by Mesa County with the property taxes. Lots over 1 acre will be assessed \$75 plus \$21 per acre or portion thereof above 1 acre. Holler if you have any questions.

Sincerely,

Dan Crabtree, Superintendent
Palisade Irrigation District
970-640-9481

On Apr 28, 2022, at 10:18 AM, Brian Rusche <brusche@townofpalisade.org> wrote:

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Community Development Director
Town of Palisade, CO
970-464-5602 x.6305
brusche@townofpalisade.org

<2-16-22 Wine Country Village Graphic.pdf><Development
Application.pdf><Existing Zoning Map.pdf><Vicinity Map.pdf><Palisade Letter
of Intent.pdf>

From: [Charles D. Guenther](#)
To: [Brian Rusche](#)
Subject: Re: REQUEST FOR COMMENTS - WINE COUNTRY VILLAGE CONCEPT PLAN
Date: Friday, April 29, 2022 11:07:10 AM

Brian,

We have no comments for this project. Thanks!

Respectfully,

Charles D. Guenther
Assistant Superintendent
Grand Valley Irrigation Co.
688 26 Road
Grand Junction, CO 81506

Office 970-242-2762
Fax 970-242-2770
Cell 970-260-1928

-----Original Message-----

From: Brian Rusche <brusche@townofpalisade.org>
Sent: Apr 28, 2022 10:21 AM
To: Matt Lemon <mlemon@townofpalisade.org>, Bret Guillory <bguillory@jub.com>, darrell.bay@mesacounty.us <darrell.bay@mesacounty.us>, joshua.martinez@mesacounty.us <joshua.martinez@mesacounty.us>, dan.crabtree.pe@gmail.com <dan.crabtree.pe@gmail.com>, tim.admin@gvdd.org <tim.admin@gvdd.org>, Killian - CDOT, Brian <brian.killian@state.co.us>, chris.johnson.5@centurylink.com <chris.johnson.5@centurylink.com>, phil.onofrio@d51schools.org <phil.onofrio@d51schools.org>, michael.a.castro@xcelenergy.com <michael.a.castro@xcelenergy.com>, Jesse Stanford <jstanford@townofpalisade.org>, jwhite@cliftonfire.com <jwhite@cliftonfire.com>, Joshua Worth <joshua.worth@mesacounty.us>, dhvoorhees@gmail.com <dhvoorhees@gmail.com>, dafyddco@aol.com <dafyddco@aol.com>, sailsleland@earthlink.net <sailsleland@earthlink.net>, PIP & L <pipandl.opsmgr@gmail.com>, charlieg@sprynet.com <charlieg@sprynet.com>
Subject: REQUEST FOR COMMENTS - WINE COUNTRY VILLAGE CONCEPT PLAN

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Thanks in advance!

Brian Rusche

Community Development Director

Town of Palisade, CO

970-464-5602 x.6305

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PALISADE BOARD OF TRUSTEES Staff Report

Meeting Date: May 10, 2022
Department: Community Development
Department Director: Brian Rusche

The Board of Trustees on April 26, 2022, requested an update on the status of Conditional Use Permits (CUP) that have been granted since the start of my tenure in 2021.

Background

Section 4.07.I of the Land Development Code (LDC) – Period of Validity, states:

1. **An approved conditional use permit shall expire three (3) years from the date of approval** unless the proposed development is pursued as set forth below:
2. A complete building permit application has been submitted and remains valid;
3. Where more than one (1) building is to be built, the applicant may submit a series of building permit applications. The first application shall be submitted within twelve (12) months from the date approval was granted. Each subsequent application shall be submitted within one hundred eighty (180) days from the date of issuance of a certificate of occupancy for the previous building; or
4. If no building permit is required, a certificate of occupancy has been issued.
5. **Once the appropriate permit has been issued, the conditional use permit shall remain in force unless the use, construction or activity ceases for a period of twelve (12) consecutive months.** If a conditional use is determined by the Community Development Director to be void, such determination shall be transmitted in writing to the applicant.

Conditional Use Permits (CUP) reviewed by the Board of Trustees

- **PRO 2020-34: Subway CUP – Restaurant, drive through**
 - Location: 450 Wine Valley Road
 - Hearing Date: March 9, 2021
 - Status: **Denied.** Minor Subdivision approved at hearing and recorded 6/9/2021.
 - Resubmitted with new layout as PRO-2021-7
- **PRO 2021-3: Colorado Weedery CUP – Retail Marijuana Store**
 - Location: 787 37 3/10 Road
 - Hearing Date: March 23, 2021
 - Status: **Denied.**
- **PRO 2021-5: Harvest Host at Colorado Vinters CUP – RV Parking**
 - Location: 450 Wine Valley Road
 - Hearing Date: April 27, 2021
 - Status: **Approved.** Confirmed in operation as of May 4, 2022.
 - Conditions: Gravel surface and max of four (4) RVs at one time are being met.

- **PRO 2021-7: Subway CUP – Drive Through Restaurant**
 - Location: 450 Wine Valley Road (now 490 Wine Valley Road after subdivision)
 - Hearing Date: May 11, 2021
 - Status: **Approved.** Owner working on design of Wine Valley Road with same engineer for PRO-2021-13.
 - Conditions: No access permit or improvements required by CDOT to intersection of Wine Valley Road and Elberta Avenue per email 5/12/2021.
- **PRO 2021-12: Conditional Use Permit for Mural**
 - Location: 305 Main Street
 - Hearing Date: July 13, 2021
 - Status: **Approved.** Mural has been completed.
- **PRO 2021-13: Happy Camper Relocation – Retail Marijuana Store**
 - Location: 400 Wine Valley Road (now 420 Wine Valley Road after subdivision)
 - Hearing Date: August 10, 2021
 - Status: **Approved.** Owner's engineer finalizing the design of Wine Valley Road. Planning Clearance for building issued 5/3/2022.
 - Conditions:
 - Subject to a one-year review by the Board (**schedule for August 9, 2022**).
 - Access Permit from CDOT issued 9/29/2021. No improvements required to intersection of Wine Valley Road and Elberta Avenue.
 - Minor Subdivision approved at hearing and recorded 3/21/2022.
 - All construction of public infrastructure must be completed prior to Certificate of Occupancy (CO).
- **PRO 2022-7: Tallant Bed and Breakfast CUP**
 - Location: 3819 North River Road
 - Hearing Date: March 8, 2022
 - Status: **Approved.**
 - Conditions: Applicant has obtained a business license.

Variances reviewed by the Board of Trustees (acting as the Board of Adjustment)

- **PRO 2021-06: 3719 G Road Fence Variance**
 - Location: 3719 G Road
 - Hearing Date: April 27, 2021
 - Status: **Approved.** Planning Clearance issued 5/4/2021. Fence is complete.
- **PRO 2021-10: Palisade Historical Society Sign Variance**
 - Location: 3740 G Road
 - Hearing Date: June 8, 2021
 - Status: **Approved.** Planning Clearance issued 6/9/2021. Sign is installed.
- **PRO 2021-15: Colterris Wine Bar and Museum Variance**
 - Location: 244 West 3rd Street
 - Hearing Date: August 24, 2021
 - Status: **Approved.** No site plan filed to date.
 - Ordinance 2021-07 (vacating a portion of Peach Avenue) set a **deadline of June 30, 2022** for the Owner to apply for a building permit.
- **PRO 2022-6: Cope Setback Variance**
 - Location: East side of North River Road, north of East 3rd Street
 - Hearing Date: February 22, 2022
 - Status: **Approved.** Awaiting final site plan prior to issuing Planning Clearance.